

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: VA-19-497, WITH A DATE OF 05/25/2019.

**LEGAL DESCRIPTION**

(AS DESCRIBED IN THE TITLE COMMITMENT)  
 PARCEL M2-B, SECTION 5C, MONTCLAIR, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, IN DEED BOOK 1180 AT PAGE 814 AND RE-PLATTED IN DEED BOOK 1718 AT PAGE 1629.

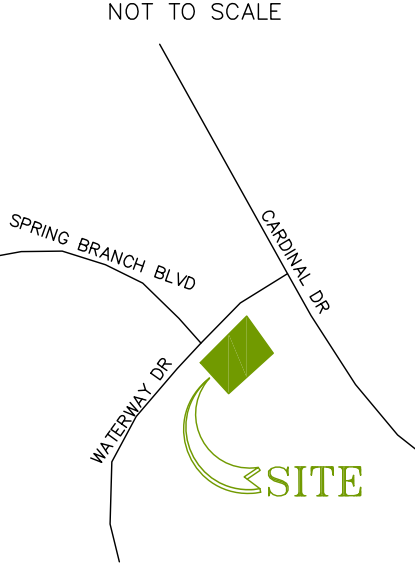
**SURVEY DATA**

EQUIPMENT: SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM UTILIZING REAL TIME KINEMATIC (RTK) METHODS. EQUIPMENT MANUFACTURER IS TOPCON (MODEL NO.: HPER V DUAL FREQUENCY RECEIVERS). ERROR OF CLOSURE: THE PREDICTED RELATIVE POSITIONAL ACCURACY FOR THE ABOVE MENTIONED EQUIPMENT DOES NOT EXCEED 0.07 FEET PLUS 50 PARTS PER MILLION HORIZONTAL AND WAS VERIFIED BY REDUNDANT GPS OBSERVATIONS IN THE FIELD. ADJUSTMENT METHOD: A STATISTICALLY SIGNIFICANT PORTION OF THE FIELD DATA WAS VERIFIED BY REDUNDANT GPS OBSERVATIONS AS MEETING THE ABOVE MENTIONED POSITIONAL TOLERANCE AND NOT ADJUSTED.

**\*\* BOUNDARY STILL UNDER REVIEW \*\***

**PRELIMINARY**

**VICINITY MAP**



SHEET 1 OF 1

**LAND AREA**

52,200 SQUARE FEET  
1.20 ACRES

**PARKING**

REGULAR= 23  
HANDICAP= 1  
TOTAL= 24

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X1 ON FLOOD INSURANCE RATE MAP NUMBER 5115300213D AND 5115300301D, WHICH BEARS AN EFFECTIVE DATE OF 01/05/1995 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY BOUNDARY LINE OF SUBJECT PROPERTY AS BEING S45°00'00"W, PER PLAT BOOK 107, PAGE 13.

**GENERAL NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERRED TO HEREON.
3. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WATERWAY DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
4. BASED ON SURFACE OBSERVATIONS BY A NOVICE (SURVEYOR) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
8. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF PROFESSIONAL LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
11. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
12. BEARINGS AND DISTANCES ARE BOTH MEASURED AND PER RECORDED.
13. THIS IS A PHYSICAL SURVEY AS DEFINED BY 18VAC10-20-380.

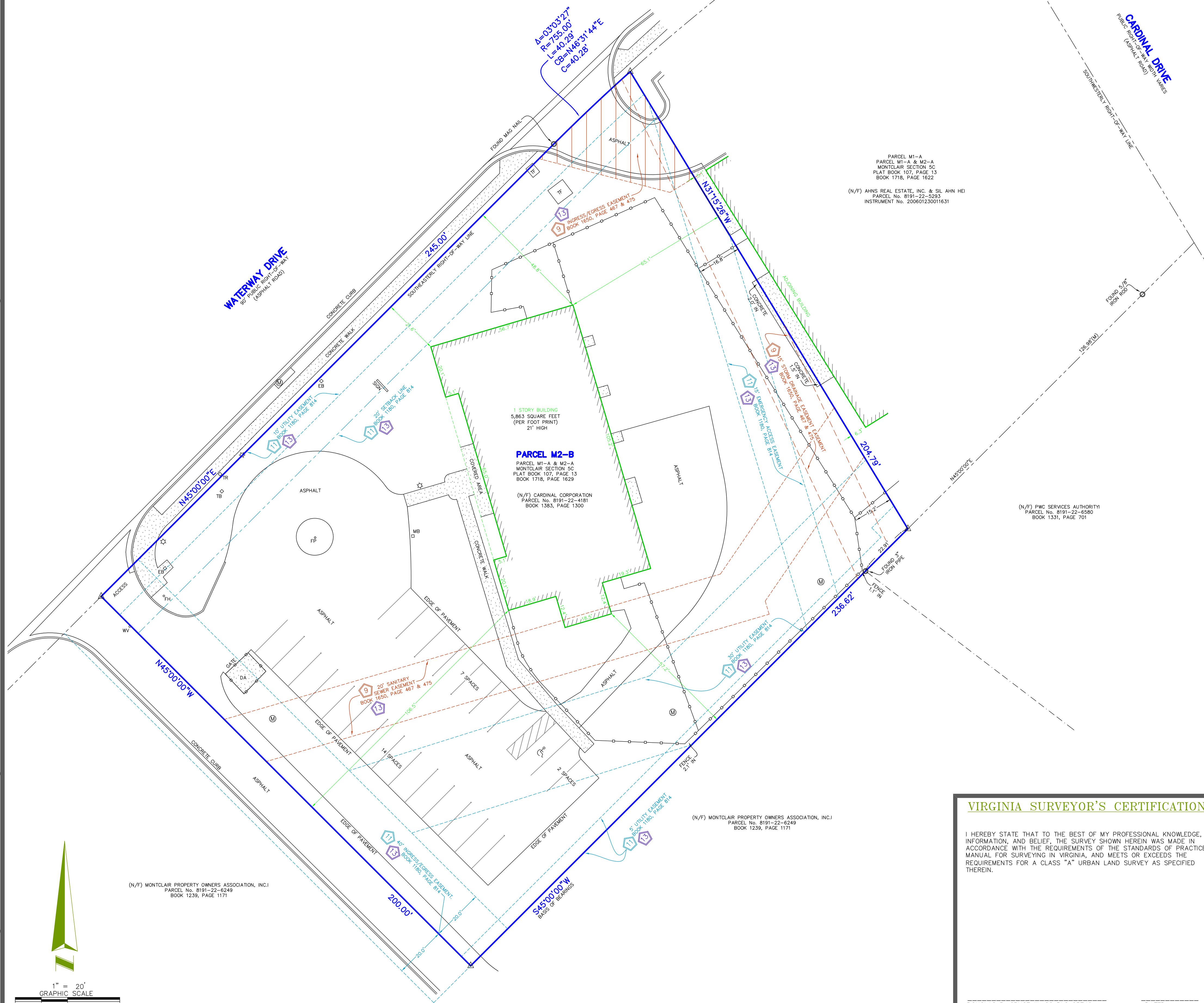
**NOTES CORRESPONDING TO SCHEDULE B**

- 5 - 5 TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 539 AT PAGE 558, AMENDED IN DEED BOOK 625 AT PAGE 558; IN DEED BOOK 1033 AT PAGE 10, IN DEED BOOK 1067 AT PAGE 533, IN DEED BOOK 1074 AT PAGE 312, IN DEED BOOK 1083 AT PAGE 1402, IN DEED BOOK 1172 AT PAGE 785; IN DEED BOOK 1172 AT PAGE 788; IN DEED BOOK 1270 AT PAGE 899; IN DEED BOOK 1270 AT PAGE 902; IN DEED BOOK 1544 AT PAGE 1135; IN DEED BOOK 1655 AT PAGE 1567; IN DEED BOOK 1729 AT PAGE 955; IN DEED BOOK 1766 AT PAGE 892 AND IN DEED BOOK 1180 AT PAGE 814, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
- 6 - EASEMENT GRANTED TO CABLE TELEVISION, INC. RECORDED IN DEED BOOK 1194 AT PAGE 1279. (DOCUMENT NOT PROVIDED)
- 7 - EASEMENT GRANTED TO NVEC RECORDED IN DEED BOOK 1272 AT PAGE 14; IN DEED BOOK 1688 AT PAGE 1302 AND IN DEED BOOK 1727 AT PAGE 220. (DOCUMENT NOT PROVIDED)
- 8 - EASEMENT GRANTED TO PWCSA RECORDED IN DEED BOOK 1284 AT PAGE 243. (DOCUMENT NOT PROVIDED)
- 9 - EASEMENT GRANTED TO PWCSB RECORDED IN DEED BOOK 1650 AT PAGE 467 AND IN DEED BOOK 1650 AT PAGE 475. (AFFECTS, AS SHOWN)
- 10 - 10 BOUNDARY LINE ADJUSTMENT RECORDED IN DEED BOOK 1718 AT PAGE 1622. (AFFECTS, AGREEMENT, NOTHING TO PLOT)
- 11 - ANY AND ALL MATTERS RECORDED IN DEED BOOK 1180 AT PAGE 814. (AFFECTS, AS SHOWN)
- 12 - SUBJECT TO ANY SETBACK LINES, RIGHTS OF WAY, EASEMENTS, NOTES AND ANY AND ALL OTHER MATTERS SHOWN ON A PLAT ENTITLED MONTCLAIR AND RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA IN DEED BOOK 1180 AT PAGE 814, IN DEED BOOK 1383 AT PAGE 1300, IN DEED BOOK 1650 AT PAGE 467, IN DEED BOOK 1650 AT PAGE 475 AND IN DEED BOOK 1718 AT PAGE 1622. (AFFECTS, AS SHOWN)

**LEGEND**

- |  |                        |    |                 |
|--|------------------------|----|-----------------|
|  | CONCRETE SURFACE       | TF | TRANSFORMER     |
|  | NO PARKING AREA        | EB | ELECTRIC BOX    |
|  | WOOD FENCE             | FH | FIRE HYDRANT    |
|  | LIGHT POLE             | FP | FLAG POLE       |
|  | MANHOLE                | WV | WATER VALVE     |
|  | HANDICAP PARKING SPACE | TB | TELEPHONE BOX   |
|  | COMPUTED CORNER        | TR | TELEPHONE RISER |
|  | MEASURED               | DA | DUMPSTER AREA   |
|  | NOW OR FORMERLY        |    |                 |
|  | CENTRAL ANGLE          |    |                 |
|  | ARC LENGTH             |    |                 |
|  | RADIUS                 |    |                 |
|  | CHORD BEARING          |    |                 |
|  | CHORD LENGTH           |    |                 |

**STATEMENT OF ENCROACHMENTS**



**ALTA/NSPS LAND TITLE SURVEY**

AEI JOB # 406336  
 3551 WATERWAY DRIVE  
 PRINCE WILLIAM COUNTY MONTCLAIR, VA

**SITE PICTURE**



**COORDINATED BY:**  
 AEI CONSULTANTS  
 2500 CAMINO DIABLO  
 WALNUT CREEK, CA 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AEICONSULTANTS.COM

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION**

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/12/2019. DATE OF PLAT OR MAP: 06/14/2019.

**VIRGINIA SURVEYOR'S CERTIFICATION**

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN VIRGINIA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" URBAN LAND SURVEY AS SPECIFIED THEREIN.

**PRELIMINARY**

DOUGLAS P. CRUSE III, VA PLS 0403003002 (FOR THE FIRM AEI CONSULTANTS)	DATED		
DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
6/27/19	REVISED TITLE	KQ	406336
			SCALE:
			1" = 20'
			DRAWN BY:
			KFO
			APPROVED BY:
			DPC

DOUGLAS P. CRUSE III, SC PLS 25746  
(FOR THE FIRM AEI CONSULTANTS) DATED

